

MAY 27 2004

by Council Liaison's Office

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Leslye Corsiglia

SUBJECT: SEE BELOW

DATE: May 26, 2004

Approved



Date

5. 26. 04

COUNCIL DISTRICT: City-wide

INFORMATION

SUBJECT: THIRD QUARTER REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM

This report covers activity in the Housing Rehabilitation Program for the third quarter of Fiscal Year 2003-04 (January 1, 2004 through March 31, 2004).

This report is presented in two parts. The "Program Intake" section of the report includes information related to workload associated with applications from customers for housing rehabilitation assistance or front-end program activities. The narrative highlights information included in the "Rehab Project Intake" section of the attached chart. The "Program Completions" section includes information related to housing construction activity. The narrative highlights information included in the "Rehab Project Completions" section of the chart.

Program Intake

- Because the program continues to only accept applications for repairs to address health and safety requirements, the volume of applications approved is far below prior years. During the first three quarters of the current fiscal year, 193 new applications were approved compared to 457 approved applications during the same period last year.
- Similarly, the value of loans and grants approved through the first three quarters of the fiscal year, is far below last year's level.
- During the current year, the percent of funds approved in SNI areas is 60% to date, 7 percentage points below last year's total. The total number of projects completed in SNI areas to date is 211. The initiation of several high profile SNI demonstration projects is expected to further increase the overall number of projects completed in the SNI areas.

- As of the third quarter the breakdown of residents approved by income category is as follows:

<u>Income Category</u>	<u>Households</u>
Extremely Low-Income:	36 (37%)
Very Low-Income:	21 (22%)
Low-Income:	39 (40%)
Moderate Income:	1 (1%)

- A total of 99% of the households approved are in the low-income categories.

Program Completions

- During the third quarter, 81 housing units were rehabilitated. The total units completed to-date of 241, is 48 less units than during the same reporting period last year.
- During the third quarter, a total of 127 units were painted. The total number of units painted to date is 375. Due to reduced funding, the Housing Department has limited the Paint Program budget for FY 2003- 2004 to \$1.2 million and expects approximately 450 units to be assisted by the end of the fiscal year.
- Through the end of the third quarter, 111 emergency projects were completed.
- At the end of the third quarter, there are a total of 316 active construction projects. Active projects are housing units that have been inspected, are out to bid or are under construction.

SNI Demonstration/Special Projects

- The Redevelopment Agency transferred to the Housing Department \$250,000 for Demonstration Project #2 in the Hoffman Via Monte SNI area. The partnership between the Housing Department, Parks Recreations and Neighborhood Services (PRNS), the Council Office and the Neighborhood Advisory Committee (NAC) will continue in the development of the project, which will include exterior building improvements to properties recommended by the Neighborhood Advisory Committee (NAC). Demonstration Project #1, consisting of the rehabilitation of four buildings (16 units), is scheduled for completion in early Summer 2004.
- In support of the project priorities adopted by the Blackford SNI Area NAC, the Department has been working with the Colonial Gardens Property Owners Association to develop a demonstration project for this multi-family rental complex. A total of 18 property owners have agreed to provide matching funds and have applied to participate in

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Subject: Housing Rehabilitation Program Quarterly Report

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the improvement project, which will include exterior paint, windows, exterior safety lighting and some fencing upgrades. The improvements are out to bid and start of construction is currently on schedule for May/June 2004.

The Department has also received 17 applications from the Underwood Apartments Association (Boynton West), also in the Blackford SNI area. This demonstration project is also currently out to bid and the start of construction is on schedule for May/June 2004. Property owners will also contribute matching funds for improvements that will include exterior paint, front yard landscaping and plumbing repairs.

- Bids for the Richmond Menker Demonstration Project were reviewed at the March meeting of the Property Owners Association. The project, supported by the Burbank Del Monte SNI Area NAC and the Richmond Menker Tenants Association, will consist of landscaping and fencing improvements. The Landscape Architect (Catalyst) will meet with the contractor to further evaluate scope and costs. In addition, the Department will facilitate in finding ways to assist the owners in creating a State approved property owners association to ensure the long-term maintenance of the proposed property improvements. The exterior improvement project is scheduled to begin construction in June/2004.
- The Department, in partnership with the San Jose Conservation Corps (Youthbuild), is implementing a replacement home project on Summer Street in the East Valley/680 SNI area. The substandard dwelling unit will be demolished and replaced with a new home to meet the needs of an extremely low-income family. This is one of three major housing rehabilitation projects currently underway on Summer Street. Neighborhood Housing Services Silicon Valley (NHSSV) is also implementing an Acquisition Rehabilitation Resale (ARR) project in this street and SNI area where the residents have identified housing rehabilitation as a top priority.

Quarterly Attachments

The following attachments are included in this document:

- **Housing Rehabilitation Program Production** – Reports on up-to-date activity in the Housing Rehabilitation program. The report includes data on grant and loan approvals, and housing units rehabilitated during the quarter.
- **Housing Rehabilitation Public Outreach Report** – Reports on presentations made to a variety of community groups on housing rehabilitation activities in their area.


LESLYE CORSIGLIA
Director of Housing

REHABILITATION PROGRAM PRODUCTION

FY 2003-2004

Rehab Project Intake

	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Year Totals	2002-03
<i>No. of Rehab Loans and Grants Approved:</i>	32	64	97		193	550
<i>Units in Approved Rehab Loans & Grants:</i>	42	67	114		223	647
<i>Total \$ in Approved Loans/Grants:</i>	\$518,659	\$923,828	\$1,445,413		\$2,887,900	\$11,516,899
<i>\$ Amount Approved in SNI Areas:</i>	\$285,222	\$479,187	\$974,478		\$1,738,887	n/a
<i>% of Funds Approved in SNI Areas:</i>	55%	52%	67%		60%	67%

Rehab Project Completions

Number of Rehab Projects Completed:

SNI Areas
Other Areas
Mobilehomes

52	96	80		228	384
17	15	14		46	81
8	26	26		60	159
27	55	40		122	144
55	105	81		241	403

Units in Completed Rehab Projects

Paint Projects Completions

Units in Paint Projects Completed

SNI Areas
Other Areas

118	130	127		375	511
73	60	32		165	127
45	70	95		210	384
\$255,265	\$300,494	\$283,623		\$839,382	\$1,468,563

Dollar Amount in Paint Grants

Construction Workload

No. of Emergency Projects Completed

26	47	38		111	n/a
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No. of Active Construction Projects

339	334	283*		n/a
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Note * Not including Multi-family SNI Demo projects

Public Outreach Report

SNI AREA	DATE	TYPE	AUDIENCE	LOCATION	SUBJECT
BLACKFORD	1/13/04	Colonial Gardens Property Owners Assoc.	Property Owners	Starbird Community Center	Colonial Gardens Rehab Demo Project
	1/15/04	Underwood Property Owners Assoc.	Property Owners	Starbird Community Center	Underwood Rehab Demonstration Project
	2/4/04	Blackford NAC	Area Residents	Starbird Community Center	Housing Rehab. Program Status Report

GREATER GARDNER	1/22/04	Greater Gardner NAC	Area Residents	Penzione Esperanza Community Center	Housing Rehab. Program Status Report
	1/26/04	Greater Gardner NAC	Area Residents	Penzione Esperanza Community Center	Housing Rehab. Program Status Report

BURBANK DEL MONTE	2/10/04	Richmond Menker Property Owners Assoc.	Property Owners	Sherman Oaks Community Center	Richmond Menker Demonstration Project
	3/4/04	Richmond Menker Property Owners Assoc.	Property Owners	Sherman Oaks Community Center	Richmond Menker Demonstration Project
	3/25/04	Burbank Del Monte NAC	Area Residents	Sherman Oaks Community Center	Richmond Menker Demonstration Project

KONA	2/23/04	KONA NAC	Area Residents	Boy and Girls Club	Housing Rehab. Program Status Report
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